

PUBLIC REALM & IDENTITY

Andrew Grace

Kilby Square:

Shut down Kilby Street between Milk and Water Streets and raise it to extend "Kilby Square" and allow a business to sell food and/or drinks on that space. That short block of Kilby is unnecessary for vehicular traffic.

Liberty Square:

Shut down Hawes Street between Kilby and Water Streets and raise it to extend Liberty Square and allow the businesses fronting that new space to have large outdoor seating areas. That short block of Hawes is unnecessary for vehicular traffic and tends to be sunny.

Post Office square will become a model affordable housing community:
no more below grade parking
no need for it

^{PARADISE}
24 HOUR CITY
developed night-time place.
- TRANSIT IS KEY.

Downtown Boston is the safest and cleanest Downtown

VIBRANT DOWNTOWN - MIXED USE CORE

RESIDENTIAL IN FINANCIAL DISTRICT!

AWARD FOR BEST BUSINESS STRATEGIES - CHAINS (ALTERED) SUPPORT SMALL BUSINESS IN CONVERSION w/ LANDLORDS
- ORGANIZED POPUP/TEMP BUSINESSES w/ CHANCES TO ACHIEVE STABLE PLATFORM
- BLDGS WHICH ALLOW MORE FLEXIBLE TENANCY BY PROVIDING SERVICES + ENCOURAGING INCUBATOR COMPANIES
- INTEGRATION OF PUBLIC SERVICES + PASSAGES thru bldgs

RICHNESS OF EXPERIENCE:
diverse sub-centers - for different kinds of experience.

Award for how we age in place -
- innovations around neighborhood retail protecting local businesses

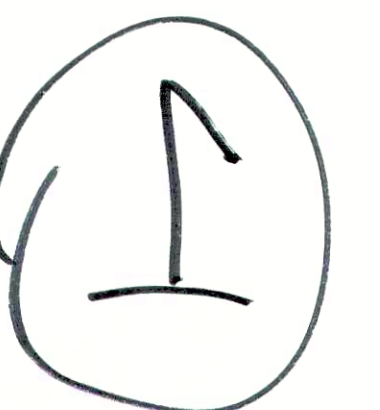
EDUCATION

EDUCATION -

improved perception
more people making inquiry.

As good as some
suburban/privates.

- Winning award for our excellent ~~downtown~~ school systems
- In past twenty years we've built 3 new schools.
 - high school
 - middle school
 - kinderschool



EQUITY - HOUSING & SMALL BUSINESS

Andrew Grace

INCREASE IN EXPENSE OF BUSINESS

AFFORDABLE - HI AND LO END, BUT MIDDLE CLASS EXCLUDED
- STUDENTS CAN'T AFFORD TO LIVE DOWNTOWN - TALENT RETENTION
- NOT AFF. HOUSING, BUT HOUSING THAT'S AFFORDABLE
VALUE IN LIVING DOWNTOWN, SO DIFFICULT PROPOSITION → VALUE
EVENTS CAN BE AFFORDABLE

INCUBATION FOR COMMERCIAL ESTABLISHMENTS...

- THAT 'HOLLOWED-OUT' FEELING
BIKE NETWORK. BUS CONNECTIONS - PRIORITIZE (OR RE-PRIORITIZE)
- NO PARKING. PERFORMANCE OF TRANSIT. + UNCERTAINTY.
DOWNTOWN - GO IF A REASON. DON'T FEEL AS
WELCOME (IN CERTAIN PLACES).
BUSINESSES - W/NEW BLDGS, RENTS TOO HIGH - + TURNOVER TOO
NOB. ↓ DOWNTOWN NOT CONTINUOUSLY ACCESSIBLE - NEW OK, BUT DIFFICULT
GENERALLY

Equitable for all
- all genders / ages /
race / ethnicity / ~~...~~
all disabilities

ATTRACTIVE
to all kinds of
people.
Clean out the suburbs -
energize the 'polis'.

MAGNET for
BROAD RANGE of
RESIDENTS / WORKERS

CLIMATE, RESILIENCE & PRESERVATION

Carbon Footprint

^{invest}
Climate change
will drive busi-
ness bldgs.
invest and crea-
tive planning will
reclaim that
land for public
use, e.g., float-
ing parks?

A sea level rise
resistant barrier/
system that actually
protects us from
inundation

MOBILITY

The T will morph
into a high speed
underground net-
work connecting
all parts of the
city

25 transit lines - going through
Downtown
- ring connection
not hub & spoke

Car-free → some
form of silent, elec-
tronic mobility

Replace PARKING
with bus-line.
BUS LANES
(see Mexico City).

EQUITY - HOUSING & SMALL BUSINESS

Diverse housing options for people from all walks of life.

Mixed use developments that have affordable community spaces on the 1st Floor.

- More friendly towards small business
- SoMa style area with affordability/subsidized space for artists

Loss of Internet Business

NO HOMELESS

CLIMATE, RESILIENCE & PRESERVATION

Rebuilt Infrastructure
- no fear of gas, water or electric outages

Indoor Vertical Farm (20 stories)
Vertical Community Garden

"Unifying without homogenizing"
- From AG

Most accessible and protected waterfront in North America

MOBILITY

F

Free shuttle/train from Court St to Mass Pike.

- No Cars
- Covered moving sidewalks
- No Bikes
- No Scooters

Foot Bridges

Faster buses/^{to} express buses into downtown - especially from neighborhoods furthest from Downtown

Connectivity w/ rest of city



PUBLIC REAL & IDENTITY

City fill with public art to ~~reveal~~^{tell} its history/identity.

Schools in Community no busing!

Winter-specific public spaces (indoors)

4 season Indoor/outdoor eating

A 4 SEASON PUBLIC REALM (ATRIUMS, LIBRARIES, ETC.)

VIBRANT DOWNTOWN - MIXED-USE CORE

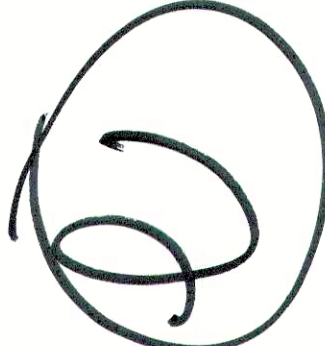
Limits!
Business, Student
Resident.

Public Resources:
Library, community resources,
etc.

Extra low
Crime Rate!
NO! "CRIME!"

Giving the local artists the opportunity to direct
(contribute to public art or building design)

Community Events/~~year~~^{festivals}
year-round.



EQUITY

All Residents Have
A Place to Live
& Healthcare

Affordable for small
businesses and housing
live work and sleep.

Equity

Integrate affordable,
middle income housing
with luxury housing

Universal

Healthcare

Maintain its historic
land marks, architecture &
identity - the past
is not overwhelmed by
present or future

Buildings have crimed
systems above flood
levels, lower levels
are adapted to resist
damage from floods

Best designed for
working-class youth
to grow old in Boston
(affordable, cultural)

Best for valuing
identity of ethnic
enclaves & histories

2040 - Climate Resilient

Over the last 20 years
Boston Resiliently changed its
Building code to prepare for
sea level rise/energy use/
Storm preparedness
Also - ~~cost~~ Build
Flood control across the
Boston Harbor
(I have no idea how this
will be paid for)

reduced pollution +
litter on streets

2040 - EQUITY

Boston attracted billions
in RE Development and
used the development funds
and increased RE taxes
to benefit all Bostonians
• Affordable Housing
• Public Benefits
• Support of Homeless &
Disabilities
disenfranchised

25% of all fully renovated
space must be affordable
housing

MOBILITY

Efficient scooters/
bikeshares

Best for creating
accessible green
family spaces for
play

Community/recreation
center for each
smaller neighbor.

Safe + clean
sidewalks

Cars are banned from
central downtown,
except for emergency vehicles
& disabled ride services.

PUBLIC

IDENTITY

Best public
art that celebrates
Boston's diversity
~~and just~~

Public Realm
well maintained public
space, large tree canopy
and high quality
architecture

Wendell
closing
Shells

done
equitably

Preserve Historic
facades, at a minimum,
preserves light on the corner

Interpretive
signage identifying
different historic
character of city
to enhance &
value historic
character

MIXED USE

2040 -

Boston zoning small
commercial spaces to
encourage local BIZ
COMMERCIAL
Urban commercial at
street level

Zoning does not restrict
non-residence uses, but
restricts too much of any
one use within block
radius.

OTHER

Additional Green Line
Trains to Kenmore
(especially during baseball
season)

Scooters on scripted
routes

(2)

Public Realm + Identity



Greatest public art
city in the country

Easiest to
walk around
(navigate)

↳ Sunlight reflectors
bringing brighter light
into the shadows
of buildings

Open space
& art works
different culture than
displays

Vibrant Downtown - Mixed-Use Core

Active 24 hours
a day

24/7 Downtown
across districts
Not just
Business one end
Residential Heavy
at the other

↳ Public participation
Theatre & ~~music~~
MUSIC
Scattered across
city

Small, local
businesses are
prioritized
through incentives
and thrive
downtown

Other

- There is a
walking/exercise
path through
downtown

UNPREDICTABLE
SUPPORTIVE

Enough schools
in Chinatown
community,
not enough
housing

Every resident answers
"I know three people
within 3 blocks who
I would trust in an
emergency."

Every tower
has public space
at the top
because views
belong to everyone

BEST PUBLIC
SCHOOL SYSTEM IN
THE COUNTRY

Best use of IT
infrastructure to
improve quality of life
- Public Services + Community connections

Healthiest city
in the country
↳ Air quality, fitness

Equity - Housing + Small Business

4

"I love Boston this beautiful city"
我爱波士顿这个美丽的城市!!!
(means people continue to love Boston as much as today)
W.K. Chung regarding changes

Convert old office Building to more mix use
business + Resident to bring more people in

Lowest income/wealth inequality of any American downtown

DIVERSE (CULTURAL, ECONOMIC, ET...)

Every worker knows at least one resident or knows about, & how the worker's business affects the resident.

"Luxury housing" from 2019 is now dated and has become affordable for middle income buyers/renters

Work with community in planning, design, implementation + evaluation as working development

Climate, Resilience, + Preservation

Waterfront improvement to prepare for projected water level rising

- well organized - efficient operation for institutions / stores / residents

- Downtown's historic areas become vibrant districts w/ signage and identity where the architecture is celebrated, never demolished

ENVIRONMENTALLY "SUSTAINABLE"

- organized efficient solid waste mgmt
- circulating fresh air / eliminate air pollution for health -> machines traffic waste air

Rooftop gardens with pedestrian bridges between buildings

Downtown creates climate refugees

Best green Smart City in the US. (great subway w/ solar heating/cooling system)

Mobility

Easy to get to with public transportation or other means - Manpower or Automation

- only vehicles are electric, self driving and mostly delivery because private vehicles aren't permitted in Boston's core w/o a permit; no traffic lights/signs, all bikes and pedways, former streets are green spaces and parks

BEST RELIABLE PUBLIC TRANSIT IN THE WORLD!

VARIED AFFORDABLE

Rapid multi-lane high rise people-movers like an internet of people packets - fastest route to get individuals to their destination

- universal + clear traffic signage for Pedestrians + Car + public Transportation

City app for residents + visitors

Augmented reality maps for signage. eg. public station, enter address, show/hide buildings + roads.

- Underground car tunnels connecting all T stops

MOBILITY

PUBLIC REALM + IDENTITY

MIXED-USE CORE

Better Cross Walks

Pedestrian & Bike Zone all of Town

Separate bike Paths

recycling bins & Composting bins

large-scale support of small businesses that all open onto connected pedestrian only streets

More outdoor Cafes, benches.

Cars Banned from downtown Core - Peds + bikes live in harmony (with cleaner air)

Ban driving into Boston. Make Boston a walk through neighborhood.

Better lighting in all streets. Public safety should be a priority

Maintain history core where people can interact & learn

24/7 use of all downtown office space - mixing work during day with entertainment/play at night

Entire Neighborhood Safe + Comfortable for all 24-7
↑
Income
ethnicity
Ages

diverse ground floor use - schools, libraries, public space you don't pay to use

NO cars downtown above ground use an transportation system

dedicated bus lanes

small cafes with patios cultural activities in pedestrian zones

Outdoor performance concert halls

Gondola/Smart Pods

Preservation of the Character of Longstanding Neighborhoods

Vertical villages for mixed use.
- downtown has these
- castle square
- Villa Victoria

Efficient + Reliable Public Transportation

More Green Space to Combat Air Pollution

EQUITY

Equal Availability
of low
mid
high end
Residents w/ people living
here + engaged in community

More
affordable
housing

Residents +
employees
are the same
people

as many/
more local
biz w/ local
products as
big chains

Rich people
don't decide
the future
of future
downtown

Housing is
housing not
foreign
investment

CLIMATE, RESILIENCE, + PRESERVATION

Old + New
Co-exist
w/ old buildings
adapted to
be resilient

city wide
geothermal
heating &
cooling

affordable
locally grown
produce on roof
tops & facades of
buildings

100% energy
from renewable
sources
(solar & wind)

Use incoming
rising tide to
generate
electricity

Plenty of Sun
+ Air visible
throughout

NO SING-
LE USE
PLASTIC

EQUITY

Housing + small businesses

New educational courseworks to ensure higher retention and graduation rates for "at-risk" youth and lower-income youth

Affordable K-12 education in downtown

Enough affordable housing to guarantee a wait of a year or less for subsidized housing



political will for affordable housing

多点可负担性房屋
more affordable housing

affordable housing

ZIL regulations to protect moderate income housing + small product businesses

ensure universities pay sufficient taxes

Luxury Transfer Fee
- fund affordable housing
- fund non-profits to acquire land

rent control

Rent control (had it in the past, get it again!)

stronger residential district zoning for Chinatown
- reform zoning policies to be more equitable as seen in Bay Village + Back Bay circumstances

preserve Chinatown as an immigrant working class community NOT just a "cultural" center for food & groceries

Tenants First Right of Purchase

我希望可以保留唐人街排屋。
I hope City could ^{preserve} more Chinatown Rowd houses.

more citizen/resident input/demands for planning + development

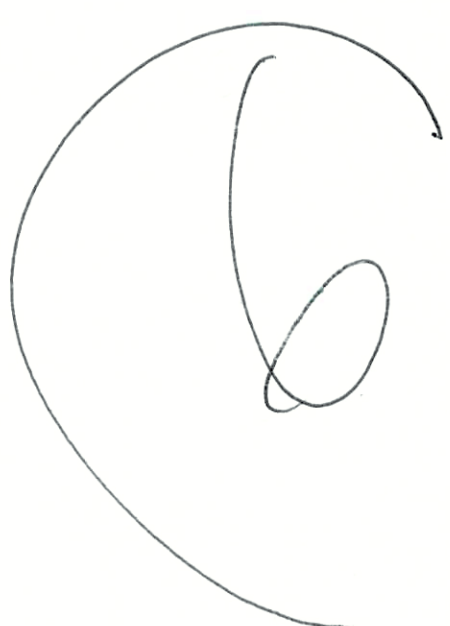
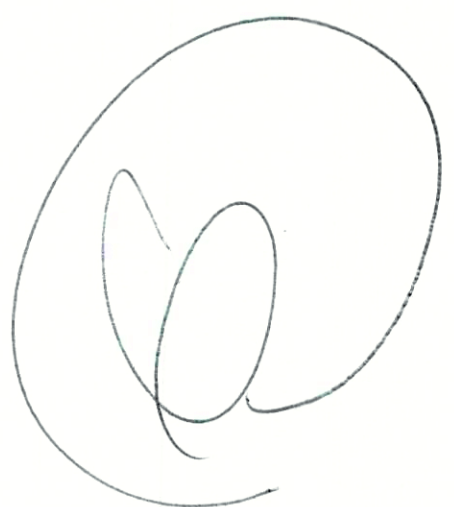
Climate Resilience + Preservation

Some form of barrier or solutions for sea level rise

plant many more trees

Plant street trees to help the air quality

Cleaner and greener space



MOBILITY

Have more bike path.

mini-monorail:
no cars, no parking spaces

Massively increased service and reliability from the MBTA

A de-emphasis on motor traffic and a new focus on making a walkable, bikeable city

Streets that support multi-modal transportation (bikes, pedestrians, cars, etc.)

PUBLIC REALM + IDENTITY

build community center

9

Public spaces that are good for kids + elderly

多语言学校
bilingual schools

保留中国文化传统
Preserve Chinese Culture and Tradition

VIBRANT DOWNTOWN MIXED USE CORE

A world-class blend of historical and cultural landmarks and modern businesses and services

many more street festivals - weekend destination

EQUITY

CLIMATE + PRESERVATION

MOBIL

MIDDLE INCOME HOUSING

Feels welcoming to ppl of various backgrounds & incomes

All income housing

All kinds of housing options for everyone

Gondolas (maybe we'll be under water)

We never lose the historic look that makes Boston unique

Sea level rise threatens city

SMALL AND INDEPENDENT BUSINESSES

Tom Brady's 3rd comeback at age 62

CAR-FREE DOWNTOWN

garage → office

Drone human transport

autonomous launch park

Autonomous vehicles are the majority of vehicles on streets

ITY

PUBLIC REALM

VIBRANT DOWNTOWN

BUSINESS DELIVERIES USE SMALLER, SAFER, GREENER VEHICLES. EVs, side guards

Active temporary uses

Green space & tree canopy every other block

Continuous above street walkways between all open spaces

lots of cultural activities & 3rd / civic spaces

30 (1st place) Michelin Star restaurants downtown

Every storefront can afford to be open 7 days a week

Public rooftop green areas

NIGHTLIFE

ACTIVE USES THROUGHOUT THE DAY AND ON WEEKENDS

MORE GREEN SPACE

Pedestrian zone expanded

Safe on the street

PLACES TO LINGER

More creative Architecture

Different events art Show History.

EQITY

Housing + Small Business

CLIMATE, RESILIENCE and PRESERVATION

OTHER

More families in Downtown.

Diverse business and also affordable.

Everything I need in one neighborhood!

Small Business

Families can occupy apartments for generations

Promote new Residential development.

Support added units w/ more schools.

social service providers in downtown do more wrap-around services + have less spill-over on streets + into parks

more affordable housing

Cultures diversity

Family support

Chinatown more and more affordable housing for Senior and young family

City of Boston is more creative and prosperous.

Housing including loan made for immigrants not a standard search #11

tighter airbnb regulation

subsidies for 20% cottage to remain + affordable

All the cars are electric, ~~to~~ protect the environment.

more gardens/ more green space in general

Community connections that protect vulnerable neighbors

Mixed use in all buildings. Historic buildings transformed for new uses.

everything is carbon-neutral

Sidewalks that generate electricity!

City is 2 classroom - students (K-12) are everywhere learning in the neighborhood

Housing including loan made for immigrants not a standard search #11

All empty lots are permeable green space not park - no surface parking

Downtown tree canopy

~~no~~ no air pollution

Green space has some gym connection

Have new construction meet Platinum (LEED) Standards.

Build for 10,000 YR + S. not 100 YR currently

Best retrofit of historic buildings in areas vulnerable to floods

8 MOBILITY

Ristrict cars in area like london.

- Adding Bike lanes
- Adding Peditas lanes
- Chairlift from \$ to Seaport

Train comes on time consistently

Through out Boston

less cars, more other modes walking, bikes, scooters, cool future stuff

No traffic jam. Streets are safe.

Mid block crosswalks providing a more fine grained pedestrian + car to urban realm

Pedestrian-only sidewalks

electric vehicles / carbon-free means of transportation

Best kid + stroller trail aligned w/ ped-only streets

Safe crosswalks + intersection design

pedestrian-friendly sidewalks

Transportation Change the modern one

Nation's largest downtown pedestrian zone.

at the rms

logical / intuitive cross-district bike network

PUBLIC REALM AND IDENTITY

Touristy hub of activity, lots of people, down part of Boston

Urban zip lines

Pocket Parks

more frequent places while walking around + well signed indoor + plazas in publicly accessible buildings

Enhance existing outdoor Areas w/ a more European feel. outdoor seating cafe's

Wayfinding - neighborhood signage - interactive signs

An expectation that you'll see a familiar face wherever you go for a walk downtown

VIBRANT DOWNTOWN MIXED-USE CORE

Markets on corners of alleys + down street stations to vehicular traffic

a permanent library in the downtown area

evening light program that highlights historic buildings

Best nighttime lighting!

Preserve Brattle Bookshop & spill over outdoor space. Create more downtown retail space beyond restaurants + fashion...

Theater spaces open to other uses during the day - school programs, social services, Reading rooms, etc

9 PUBLIC REALM

VIBRANT DOWNTOWN

Ending Homelessness

Decrease Drug Addiction by 50%

↑ Public Safety

Incentive for Utilize Rooftops Gardens

COMPLETE STREETS / GREEN CONNECTIONS BETWEEN COMMON & GREENWAY

Neighborhood services (library school)

Local music schools playing on streets

Project Art on Outside buildings

DIVERSITY!
Welcoming all!!

GREATER ART PROGRAMMING WAYFINDING

- Performances
 - ↳ Area in downtown
 - ↳ music
 - ↳ dance

WINTER EVENTS

1 EQUITY

~~CLIMATE~~

CLIMATE

MOBILITY

9

NO MIDDLE CLASS

More affordable housing in the neighborhood.
Children can afford to live in the community they grew up in!

• more affordable houses
↳ low income family are able to rent

Adequate affordable housing

No short-term rentals (AirBnB)

No new hotels
Protect small businesses

INCREASED DENSITY WITH GREATER AFFORDABILITY

MORE LEED CERTIFIED BUILDINGS

HIGHER GREEN BUILDING STANDARDS (EX. NYC)

More green spaces / active spaces welcoming everyone. safe & clean spaces.

SELF DRIVING CARS

Better transportation! esp. during the winter time.

More Bikes less cars

• Better transportation
↳ faster
↳ affordable

NO CARS

AUTONOMOUS CAR ARTERIES

Enforce cars not blocking intersections

Better infrastructure for the Silver Line (BART)

MOBILITY

PUBLIC REALM AND IDENTITY

VIBRANT DOWNTOWN - MIXED-USE CORE

more walkable main streets + connector side streets / corridors

Similar to Scandinavian countries - all bikes
- reduction of roadways
- well-connected bike paths

Chinatown is celebrated historic cultural place with immigrant history trail, public art, row house museum

Theater District
Financial
Leather all
Garment reinvented to be more inclusive of all cultural groups

Public Space that allows for Civic activity @ Sm-M-Lg SCALES

in-person shopping / retail stores are replaced entirely by e-commerce - these stores become public spaces

Destination for Destination Goods

Sections of downtown as car-free zones. Self-driving cars have clear routes & stops.

CLOSE MORE OF WASH. LINK TO J.P. & ACROSS RINGS TO FT. POINT

homelessness in Boston is greatly reduced and St. Francis House + other orgs are viewed more positively / less stigmatized

Think about using mix-use ~~institutions~~ as vehicle for economic mobility

the events that are held at City Hall Plaza are scaled down, replicated, and planned for public spaces throughout the zone

Zona protects historic character

Pedestrians
Streets closed to cars

More public space for gathering both indoor & outdoor

Public Shared Workspace

Housing for elders of home care workers at different affordability levels



EQUITY HOUSING + SMALL BUSINESS

CLIMATE, RESILIENCE, AND PRESERVATION

Lots of affordable housing at all levels, including New public housing

True small businesses give character ~~to~~ to the neighborhood steps. No chairs!

Public democratic decision-making about budget

Parks for flooding overflow, maybe small canals close to water-front

1st Floor Closes to floods
2nd FLOOR CIRCULATION

well-thought out and accessible public transportation specifically in times of poor weather conditions

Community boards with real power

Deliberate support of space for small local businesses of micro-businesses

City minimum wage of good job standards

~~No~~ - No more gas-powered cars, so that traffic pollution concern changes.

community-owned energy micro-grids focused on renewable energy

Microgrid that's Community owned

Real Affordable Housing
Free Sox games, Business Games, Celtics games, Patriots games, Revolution games

Community LAND TRUSTS & other mechanisms that allow varied income ownership

No more homelessness

Institutions contribute to community needs

Public "Innovation" work space - Keep light industry

Ziplines to get around